

**3 Millrace View, Ballymote, Co. Sligo F56 HV25**  
**2 Bedroom Ground Floor Apartment 71m<sup>2</sup> / 764 ft<sup>2</sup>**  
**Guide Price: €135,000**

**BER C1**



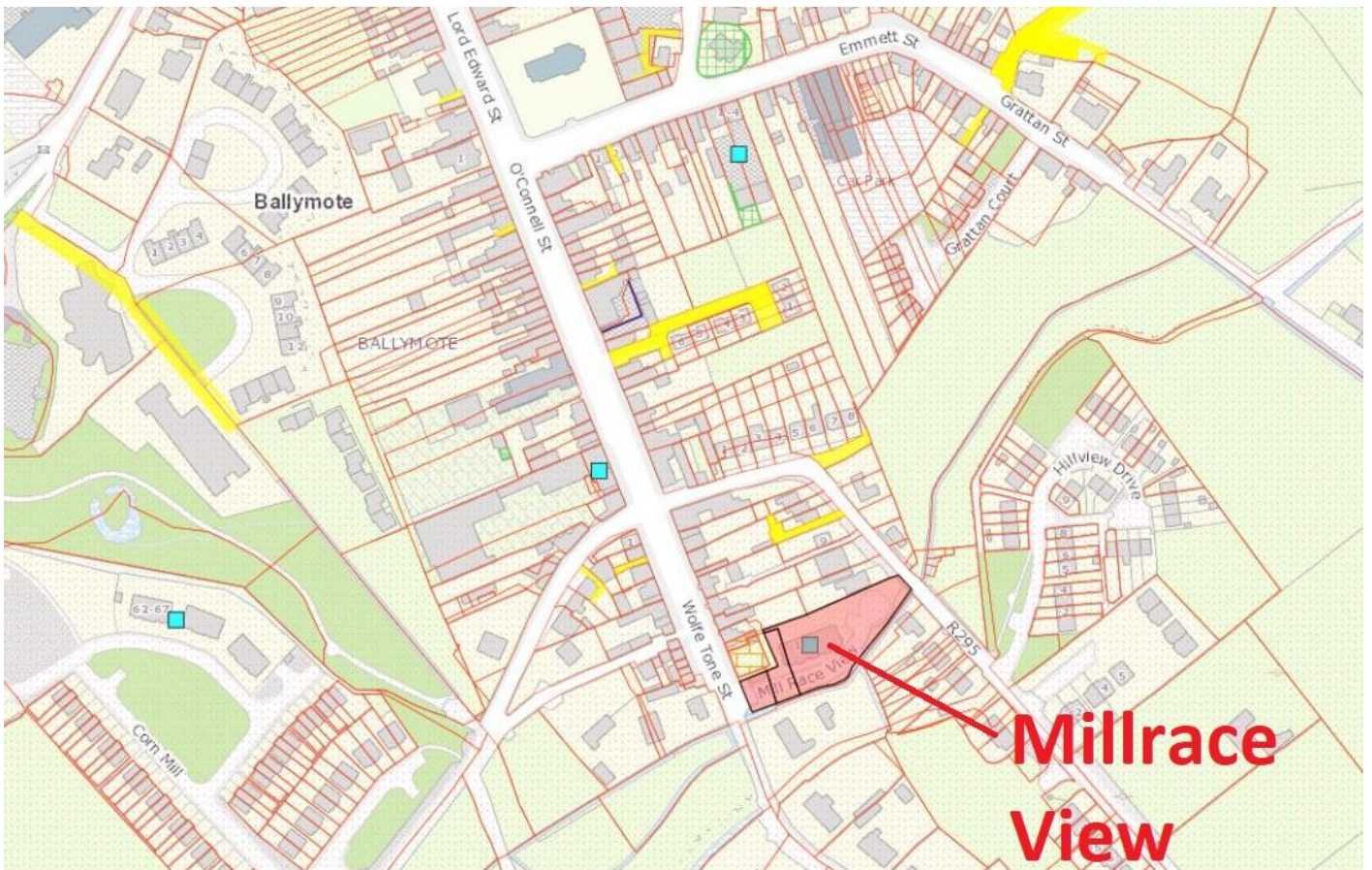
***Beautifully presented 2 bedroom, 2 bathroom, ground floor apartment in this exclusive, gated development of only 8 units, situated within walking distance of all amenities in Ballymote town. This 'own door access' unit offers very spacious living accommodation together with two large double bedrooms. This lovely home is an excellent investment opportunity and is equally suitable as a starter / holiday home or for those downsizing in retirement years. The gardens and external common areas are very well maintained, and are in impeccable order. Features include: electric storage heating, double glazing, fully tiled bathrooms and ample private parking.***

## Accommodation

Entrance porch	1.7m x 1.5m	Tiled floor.
Living / Kitchen / Dining	6.0m x 4.1m	Tile & wood flooring.
Bedroom No.1	4.0m x 3.6m	Wood flooring. En-suite off.
Shower En-suite	2.3m x 1.1m	Fully tiled.
Bedroom No.2	3.6m x 3.3m	Wood flooring
Bathroom	2.6m x 2.0m	Fully tiled.
Store Room & Hot Press		

## Features

- Electric storage central heating. \* uPVC double glazed windows.
- Private gated development of only 8 'own door access' apartments.
- Alarm system.
- Very well maintained gardens and external common areas with ample parking.
- Excellent location – strolling distance to all services in Ballymote town centre..
- All furnishings and appliances included.
- Management Company: Race Apartments Ltd.
- Current Management Fees: €1,700 p.a.
- High speed broadband available in area.
- Mains Services.
- BER: C1      BER No: 117661769      Energy Performance Indicator: 158.55 kWh/m<sup>2</sup>/yr





**Living / Kitchen / Dining Room**



**Bedroom No.1**



**Bedroom No.2**

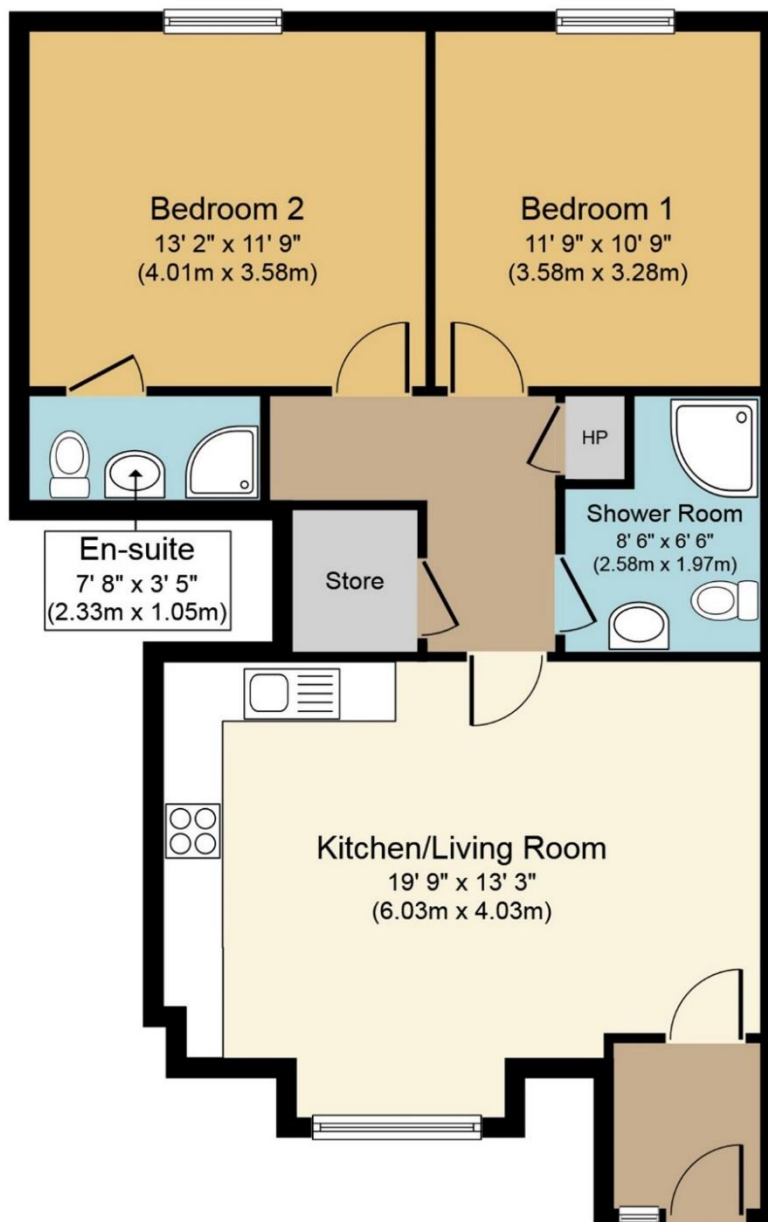


**Shower Room Ensuite**



**Exterior**

## Floor Plan – For Indicative Purposes Only



### Contact Negotiator

Mark Mulholland

T: 071 9142845 M: 087 2629464

E: mulholland@propertypartners.ie

**PROPERTY  
PARTNERS**  
**MULHOLLAND**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners Mulholland